



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall  
100 Civic Center Drive, Newport Beach  
Corona del Mar Conference Room (Bay E-1st Floor)  
Thursday, November 14, 2013 – 3:30 p.m.

*Brenda Wisneski, Zoning Administrator*

**Staff Members:**

Debbie Drasler, Contract Planner  
Melinda Whelan, Assistant Planner  
Benjamin Zdeba, Assistant Planner

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**A) CALL MEETING TO ORDER**

**B) MINUTES OF OCTOBER 24, 2013**

**C) PUBLIC HEARING ITEMS**

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|------------------------|---|------------------------------------|
| <b>Item No. 1.</b>     | <b>Brockman Lot Merger No. LM2013-004 (PA2013-188)<br/>2100 Mesa Drive</b>  | <b>Council District      3</b>     |
| Summary:               | A lot merger application and a request to waive the parcel map requirement for four portions of properties, under common ownership, located in the Santa Ana Heights Specific Plan area. The merger would combine portions of Lots 118 through 121 of Tract 706 into a single parcel. The property is located in the SP-7 (Santa Ana Heights Specific Plan) District. |                                    |
| Recommended Action:    | 1) Conduct public hearing; and<br>2) Adopt Resolution No. ____ approving Lot Merger No. LM2013-004 subject to the recommended findings and conditions.  |                                    |
| CEQA Compliance:       | The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).   |                                    |
| <br><b>Item No. 2.</b> | <br><b>713 Poppy Tentative Parcel Map No. NP2013-021 (PA2013-189)<br/>713 Poppy Avenue</b>  | <br><b>Council District      6</b> |
| Summary:               | A tentative parcel map for condominium purposes. A single-family dwelling has been demolished and a two-unit dwelling for condominium purposes is currently under construction. The property is located in the R-2 (Two-Family Residential) District.   |                                    |
| Recommended Action:    | 1) Conduct public hearing; and<br>2) Adopt Resolution No. ____ approving Tentative Parcel Map No. NP2013-021 subject to the recommended findings and conditions.  |                                    |

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

**Item No. 3. 518 Jasmine Tentative Parcel Map No. NP2013-022 (PA2013-190)**  
**518 Jasmine Avenue Council District 6**

Summary: A tentative parcel map for condominium purposes. A duplex has been demolished and a two-unit dwelling for condominium purposes is currently under construction. The property is located in the R-2 (Two-Family Residential) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Tentative Parcel Map No. NP2013-022 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

**Item No. 4. 519 Larkspur Avenue Tentative Parcel Map No. NP2013-023 (PA2013-191)**  
**519 Larkspur Avenue Council District 6**

Summary: A tentative parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing single-family residence will be demolished and replaced with a new two-unit condominium project. The tentative parcel map will allow each unit of the project to be sold individually. The property is located in the R-2 (Two-Unit Residential) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Tentative Parcel Map No. NP2013-023 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

**Item No. 5. 616 Heliotrope Avenue Tentative Parcel Map No. NP2013-024 (PA2013-192)**  
**616 Heliotrope Avenue Council District 6**

Summary: A tentative parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing duplex is to be demolished and replaced with a new two-unit condominium project. The tentative parcel map will allow each unit of the project to be sold individually. The property is located in the R-2 (Two-Unit Residential) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Tentative Parcel Map No. NP2013-024 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

**Item No. 6. Marigold Avenue Tentative Parcel Map No. NP2013-027 (PA2013-209)**  
**606 Marigold Avenue Council District 6**

Summary: A tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. A new two-unit duplex is currently under construction. The parcel map would allow each unit of the duplex to be sold individually. The property is located in the R-2 (Two-Unit Residential) District.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_\_ approving Tentative Parcel Map No. NP2013-027 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions)

**Item No. 7. Newport Coffee Company Minor Use Permit No. UP2013-020 (PA2013-202)  
104 McFadden Place Council District 1**

Summary: A minor use permit to convert an existing retail use to a new food service, eating and drinking establishment. The existing 625-square-foot tenant space will be improved for a coffee shop use and will include a kitchen, coffee bar area, restrooms, and a customer seating area with a maximum of six seats. The proposed hours of operation are from 6:00 a.m. to 11:00 p.m. daily. No late hours (after 11:00 p.m.) or alcohol sales are proposed as part of this application. The property is located in the MU-W2 (Mixed-Use Water Related) District.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_\_ approving Minor Use Permit No. UP2013-020 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

**D) PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

**E) ADJOURNMENT**

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator) and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.